

**CITY OF MINNEAPOLIS
CPED PLANNING DIVISION
HERITAGE PRESERVATION COMMISSION STAFF REPORT
BZH-26448**

FILE NAME: 419 Oak Grove Street

NOMINATION DATE: April 16, 2010

NOMINATION MADE BY: Council Member Goodman

PROPERTY OWNER: Erik S. Johnson

APPLICANT: Community Planning and Economic Development (CPED) Department, Contact, Chris Vrchota, 612-673-5467

DATE APPLICATION COMPLETE: May 25, 2010

PUBLICATION OF STAFF REPORT: June 15, 2010

DATE OF HEARING: June 22, 2010

APPEAL PERIOD EXPIRATION: July 2, 2010

STAFF INVESTIGATION AND REPORT: Chris Vrchota, City Planner, 612-673-5467

CLASSIFICATION: Nomination for Consideration for Designation as a Local Historic Landmark

A. SITE DESCRIPTION AND BACKGROUND

District/Area information	
Historic District	N/A
Neighborhood	Loring Park
Historic Property information	
Current name	The D.B. Lyon House
Historic Name	The D.B. Lyon House
Current Address	419 Oak Grove Street
Historic Address	419 Oak Grove Street
Original Construction Date	1892
Original Contractor	Unknown
Original Architect	Edward S. Stebbins
Historic Use	Residence
Current Use	Residential
Proposed Use	Residential
Other Historical Designations	N/A



Background: At the April 16, 2010, City Council meeting, Councilmember Lisa Goodman nominated the property at 419 Oak Grove Street as a candidate for local historic designation and to establish interim historic protections pursuant to Minneapolis Code of Ordinances §599.240(b) covering all internal and external alterations to buildings, accessory structures and landscape features on the property, including demolitions, additions, renovations and other improvements. At the April 16 City Council meeting, the Council adopted the nomination, and the Planning Director was directed to prepare the necessary documentation to bring a nomination forward to the Heritage Preservation Commission no later than June 22, 2010. The City Council adopted this motion.

Project Description: The D. B. Lyon House is a 2.5-story residence built in 1892 in the Neoclassical architectural style. The most prominent feature of the house is the large front portico, the roof of which is supported by four two-story tall ionic styled columns. Numerous highly-detailed dormers punctuate the roofline of the house. Windows are varied in size and shape, including arched, circular, and rectangular. The windows have been replaced, but the original openings are intact except on the rear of the house, where they have been filled in.

In completing a preliminary search of previous historic research analysis, CPED found that the State Historic Preservation Office has an inventory file on the D. B. Lyon House. In addition, 419 Oak Grove Street was also identified in the 1990 book, *Shadow of the City, A History of the Loring Park*, and inventoried in the 2008 Certified Local Government (CLG) survey of Loring Park, Elliot Park, and Lowry Hill East neighborhoods.

B. CONSIDERATION FOR NOMINATION

Per section 599.230 of the Heritage Preservation Regulations, the Heritage Preservation Commission shall review all complete nomination applications. If the Heritage Preservation Commission determines that a nominated property or property appears to meet at least one of the local designation criteria the commission may direct the planning director to commence a designation study of the property.

SIGNIFICANCE

The subject property may be eligible for designation as an individual landmark per the following criterion:

(4) The property embodies the distinctive characteristics of an architectural or engineering type or style, or method of construction.

The D.B. Lyon House was built in the Neoclassical architectural style in 1892. It demonstrates many prototypical features of the Neoclassical style, including the raised, full width front porch, two-story ionic styled columns, and dentils on the eaves. The common brick construction is accented by the columns on the veranda and smaller columns supporting the portico, detailed accents on the dormers, and limestone borders around the windows.

(6) The property exemplifies works of master builders, engineers, designers, artists, craftsmen or architects.

The D.B. Lyon House was designed by Edward S. Stebbins. While not presently considered to be a master architect, preliminary research by staff indicates that Edward Stebbins worked on a number of significant buildings in the City. He designed the Gethsemane Episcopal Church, a local and national historic landmark. In 1898 he was appointed as the chief designer for the Minneapolis Board of Education and designed a number of schools in the late 19th and early 20th Century. Further research and analysis is needed to determine if Edward Stebbins is worthy of consideration as a master architect, and if so, where the D.B. Lyon House fits into the context of his body of work.

Further research, through the designation study process, is warranted to determine if the building at 419 Oak Grove Street meets local designation Criterion 4 and 6. The subject property may also be eligible for designation as a landmark under the other five designation criteria. Such an analysis would be conducted as part of a designation study.

B. PUBLIC COMMENTS

CPED had not received any public comments concerning the nomination application by the time of publication.

C. APPLICABLE ORDINANCES

Chapter 599. Heritage Preservation Regulation

ARTICLE V. DESIGNATION

599.210. Designation criteria. The following criteria shall be considered in determining whether a property is worthy of designation as a landmark or historic district because of its historical, cultural, architectural, archaeological or engineering significance:

- (1) The property is associated with significant events or with periods that exemplify broad patterns of cultural, political, economic or social history.
- (2) The property is associated with the lives of significant persons or groups.
- (3) The property contains or is associated with distinctive elements of city or neighborhood identity.
- (4) The property embodies the distinctive characteristics of an architectural or engineering type or style, or method of construction.
- (5) The property exemplifies a landscape design or development pattern distinguished by innovation, rarity, uniqueness or quality of design or detail.
- (6) The property exemplifies works of master builders, engineers, designers, artists, craftsmen or architects.
- (7) The property has yielded, or may be likely to yield, information important in prehistory or history.

599.230. Commission decision on nomination. The commission shall review all complete nomination applications. If the commission determines that a nominated property appears to meet at least one of the criteria for designation contained in section 599.210, the commission may direct the planning director to prepare or cause to be prepared a designation study of the property. In cases where an application for demolition is initiated by the property owner, the planning director may determine that the property owner bears the full financial responsibility of conducting the designation study. In all cases, the planning director shall define the scope of services for a designation study, review qualifications of agent conducting study and make a determination of what constitutes a final submission upon completion.

599.240. Interim protection. (a) Purpose. Interim protection is established to protect a nominated property from destruction or inappropriate alteration during the designation process.

(b) *Effective date.* Interim protection shall be in effect from the date of the commission's decision to commence a designation study of a nominated property until the city council makes a decision regarding the designation of the property, or for twelve (12) months, whichever comes first. Interim protection may be extended for such additional periods as the commission may deem appropriate and necessary to protect the designation process, not exceeding a total additional period of eighteen (18) months. The commission shall hold a public hearing on a proposed extension of interim protection as provided in section 599.170.

(c) *Scope of restrictions.* During the interim protection period, no alteration or minor alteration of a nominated property shall be allowed except where authorized by a certificate of appropriateness or a certificate of no change, as provided in this chapter. (2001-Or-029, § 1, 3-2-01)

D. FINDINGS

1. The nominated property may potentially meet two of the criteria for designation contained in section 599.210 (Criterion 4 and 6).

E. STAFF RECOMMENDATION

CPED recommends that the Heritage Preservation Commission **adopt** staff findings and **approve** the nomination of 419 Oak Grove Street; **establish** interim protection; and **direct** the Planning Director to prepare or cause to be prepared a designation study.

Attachments:

- A. Staff Report
- B. Materials submitted by CPED staff
 - B-1- 350' Map
 - B-2 – B-5- Additional Photos
 - B-6 – B-7- Inventory Form
- C. Councilmember Nomination

Attachment B: Submitted by CPED staff

Attachment C: Council Member Nomination